



**PLANNING COMMISSION  
CITY OF FREDERICKSBURG, VIRGINIA  
AGENDA  
April 13, 2016  
7:30 P.M.  
COUNCIL CHAMBERS, CITY HALL**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPTION OF MINUTES**
  - February 10, 2016 – Work Session
  - February 10, 2016 – Regular Meeting

**PUBLIC HEARINGS**

4. **SUP2016-01 – Amendment to Special Use Permit: The Thomas J. Wack Company**, proposes to amend the conditions placed on the Special Use Permit approved August 12, 2014 (SUP2014-03) that increased the residential density from 24 to 36 dwelling units per acre on the parcel at 605 William Street (GPIN 7789-04-0822) in the Commercial-Downtown (CD) Zoning District. Under by-right CD zoning, the 1.46 acre parcel could support 35 dwelling units. The approved Special Use Permit permits up to 51 dwelling units. A condition of the 2014 approval was that the development would be in substantial accordance with a General Development Plan and architectural elevations. This amendment is the result of changes in the site plan and architectural elevations for the project, including plans to allow the building wall on Amelia Street to have no setback from the sidewalk for the four story structure. The Comprehensive Plan designates the area for Downtown, which has no specific recommended residential density or setback standard.

**GENERAL PUBLIC COMMENT**

5. *A general public comment period is provided at each regular meeting for comments by citizens regarding any matter **related to Commission business that is not listed on the Agenda for Public Hearing**. The Chair will request that speakers observe the **three-minute time limit** and yield the floor when the Clerk indicates that their time has expired. No dialogue between speakers will be permitted.*

**NEW BUSINESS**

- 6.

**OTHER BUSINESS**

7. **Capital Improvements Plan Update – Mark Whitley, Assistant City Manager**
8. **Planning Commissioner Comment**

**9. Planning Director Comments**

**ADJOURNMENT**